



Marling House, Trinity Way, MINEHEAD, TA24 6GW

welcome to

11 Marling House, Trinity Way, MINEHEAD

Situated within this popular modern seafront development is beautifully presented three bedroom second floor apartment enjoying views towards the Bristol Channel. The property has been modernised by the current owner benefitting from newly fitted kitchen, new decoration & carpets, balcony.



Communal Entrance

With staircase & lift to upper floors.

Front Door

Leading to

Entrance Hall

With fitted carpet, radiator, ceiling coving, telephone/video entry system, built in cupboard, built in airing cupboard with radiator and shelving, telephone point, doors to

Lounge/ Dining Room

22' 10" max x 11' 1" max (6.96m max x 3.38m max)
Double glazed window to side and double glazed sliding patio door to the balcony, telephone point, TV/FM/SAT points, ceiling coving, radiator, fitted carpet, archway to kitchen.

Balcony

With artificial grass. Views towards the Bristol Channel can be enjoyed from the balcony.

Kitchen

10' 2" max x 9' 8" max (3.10m max x 2.95m max)
Double glazed window to rear and double glazed sliding patio door to balcony, a newly fitted kitchen comprising base and wall level units, granite worktop surfaces with splashbacks, inset one and half bowl sink unit with mixer tap, integrated double oven, inset electric hob with cooker over, integrated microwave, integrated fridge freezer, integrated dishwasher, under lighting, integrated wine rack, larder cupboard, wall mounted Vaillant gas fired boiler in matching cupboard, laminate floor, integrated waste bin.

Bedroom One

15' 1" max x 11' 1" max (4.60m max x 3.38m max)
Double glazed window to rear enjoying views towards the Bristol Channel, radiator, telephone point, TV/FM points, built in wardrobe, door to

Ensuite Shower Room

A fitted suite comprising shower cubicle, low level WC, pedestal wash hand basin, shaver light/point, part tiled surrounds, radiator, extractor unit, inset ceiling lights, vinyl floor.

Bedroom Two

14' 10" max x 12' 8" max (4.52m max x 3.86m max)
Double glazed window to rear, fitted carpet, radiator, TV/FM points.

Bedroom Three

10' 2" x 6' 9" (3.10m x 2.06m)
Double glazed window to rear with views towards the Bristol Channel, fitted carpet, radiator.

Bathroom

A fitted suite comprising of panelled bath with mixer taps/shower attachment over, fitted shower screen, low level WC, pedestal wash hand basin, heated towel rail, part tiled surrounds, extractor unit, inset ceiling lights, vinyl floor.

Communal Grounds

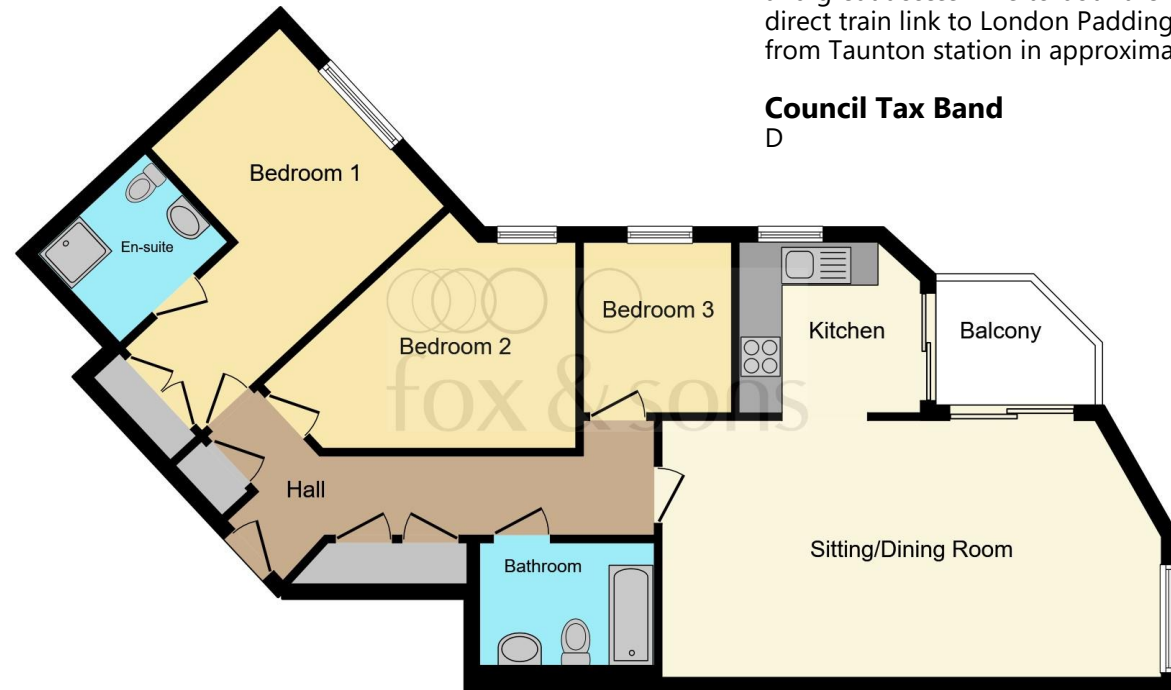
The property stands within well tended communal gardens with pathways, sitting areas and mature shrubs. The property benefits from allocated parking space.

Location

The property is situated within the pretty coastal resort of Minehead, known as the gateway to Exmoor and the start of The South West Coast Path. Minehead offers a good range of day to day amenities, a hospital and schools for all ages including a sixth form college. The rolling hills of Exmoor, Quantock Hills and Brendon Hills are all within easy motoring distance as are the sandy beaches at Blue Anchor. The county town of Taunton is some 24 miles to the south and offers a further range of high street shops, public and state schools and great access links to both the M5 and A303. A direct train link to London Paddington is available from Taunton station in approximately two hours.

Council Tax Band

D



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

11 Marling House, Trinity Way, MINEHEAD

- Popular Modern Seafront Development
- Beautifully Presented Second Floor Apartment
- Three Bedrooms - Lounge/Dining Room
- Newly Fitted Kitchen, Carpets & Newly Decorated
- Gas Central Heating - Balcony - Allocated Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£287,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MIH106731 - 0004

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fox & sons



01643 702281



minehead@fox-and-sons.co.uk



13 The Parade, MINEHEAD, Somerset, TA24 5NL



fox-and-sons.co.uk